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Welcome

Hello,

My name is Robert Stell and I am the selling agent for this property.

Thank you for your interest. You should find everything you need to know about the property in this eBook. However, should you have any questions at all, please don't hesitate to contact me.



ROBERT STELL

DIRECTOR / SALES CONSULTANT

0401 551 065

robert@firstnationalgawler.com.au

Having lived all his life in the northern suburbs, Robert is now enjoying raising his next generation of five children with the same nurturing environment that has sustained his enthusiasm for life and all that it has to offer. Everyday life within the Stell family is an appreciation of what the local community has to offer, from attending local schools and sporting events, to the simple necessity of grocery shopping. Relaying information about the area's amenities to people new to the community as only a local who lives here could know, plays an important role in Robert's success not only as an Agent, but as a community member.

Having successfully set up three local retail businesses, Robert knows the value of understanding the customers needs and appreciating their individual circumstances. Coupling this with his vast local knowledge and superior negotiating skills has ensured his success in Real Estate in a relatively short period of time.

Robert's easy going and affable nature belies his fierce determination to be the very best at everything he does. This reflects in his ability to put his clients at ease and take the stress out of buying and selling a home.

Knowing that you have the right person working for you to achieve the best possible price in a time frame that suits you, leaves you to just enjoy the experience of moving on to a better place in life. Robert's high volume of repeat business and word-of-mouth recommendations are testimony to his high standard of work ethics and delivering what he promises.



VICKI WILLS

SALES SPECIALIST

0491 303 446

vicki@firstnationalgawler.com.au

Vicki joined the First National Peoples' Choice Gawler team at the beginning of 2024!

Vicki has always lived in the Northern suburbs and in recent years moved locally to Gawler.

With a Pharmacy and Retail background, Vicki has over thirty years of extensive leadership and customer service experience and feels very privileged to work and be involved within the local community.

Having experience with buying and selling her own homes and experience with investment properties, Vicki understands the stress and pressure you can be faced with through the process. Vicki would like to relieve that stress and guide you every step of the way.

Vicki is professional and hardworking. Her commitment to provide service excellence for vendors and purchasers to achieve the best result is second to none.

Vicki blends an easy going nature with an honest attitude. Vicki has always had a passion and in-depth knowledge of the real estate market, in particular the northern suburbs and surrounds.

Vicki looks forward to sharing her local knowledge, attention to detail and passion to support her clients and customers. Using her high standard of customer service excellence, Vicki looks forward to meeting you and assisting you with all your real estate needs.

At First National Peoples Choice Gawler - We put you first.

Property Details



**31 Melvin Terrace, Via Pinery,
Balaklava**

**ALL OFFERS CONSIDERED VENDOR MUST
SELL**

Contact

Agent

1 Ensuite

Air Conditioning

Reverse Cycle Air Condition
ing

Rumpus Room

Inside Spa

Secure Parking

Outdoor Entertaining

Shed

Workshop

Fully Fenced

Pay TV

Built In Robes

Dishwasher

Set on an expansive 2116sqm across two titles, this large family home is a dream for horse enthusiasts and those seeking a spacious, versatile lifestyle property.

The property boasts outstanding equestrian facilities, including 8 stables, 2 horse yards, a massive 6x12m garage designed to accommodate horse floats, 2 sheds, and 2 workshops.

The home itself offers ample space for a growing family, featuring seven bedrooms, two of which include walk-in robes, while the master bedroom is complete with an ensuite.

Comfort is ensured year-round with ceiling fans and reverse cycle air conditioning.

The front verandah spans the full length of the home, fitted with blinds for added privacy, while large windows invite abundant natural light.

Recent updates include new carpet in master bedroom, complementing the vinyl flooring throughout the main living areas.

The kitchen, crafted from blackwood, features electric appliances, a dishwasher, and overlooks the lounge and dining areas with a charming Baltic ceiling. A tiled second living area provides added versatility, and a split-level layout leads to bedrooms six and seven. The three-way bathroom includes a spa, perfect for relaxing at the end of the day.

Additional features include a single carport, a 10kW solar system, and several outdoor structures, such as chicken sheds, a cat enclosure, and a bird aviary.

This property is a rare find, offering a unique blend of modern family living and exceptional horse facilities. Don't miss the chance to make it your own!

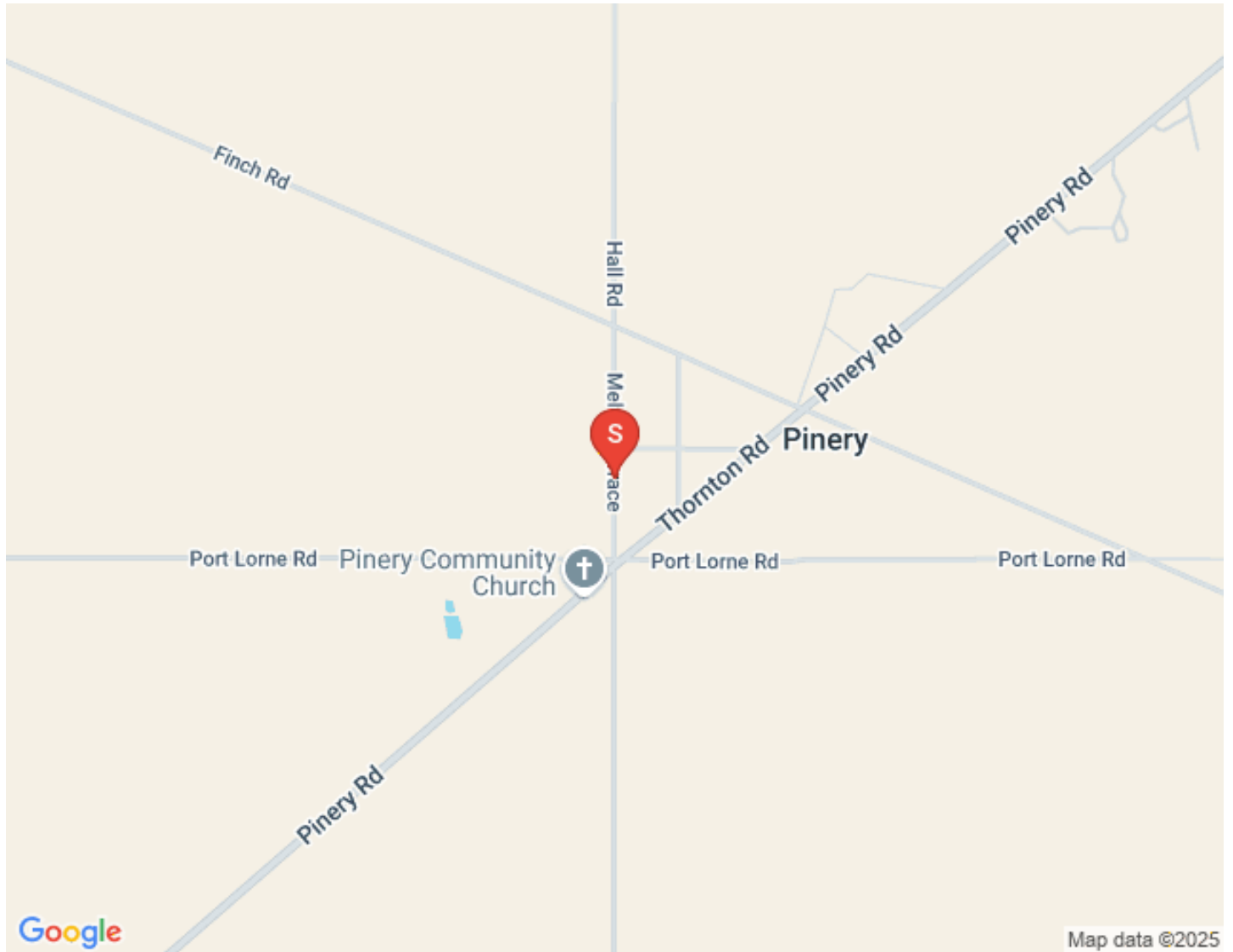
First National Real Estate Peoples' Choice - RLA222770

Property Features

Key features of the property

- **7 Bedrooms**
- **2 Bathrooms**
- **2 Toilets**
- **2 Garages**
- **2 Carports**
- **1 Ensuite**
- **Air Conditioning**
- **Reverse Cycle Air Conditioning**
- **Rumpus Room**
- **Inside Spa**
- **Secure Parking**
- **Outdoor Entertaining**
- **Shed**
- **Workshop**
- **Fully Fenced**
- **Pay TV**
- **Built In Robes**
- **Dishwasher**

Property Location



Key Documents

[Form R3](#)

Make an Offer

[Offer Form](#)

Please Note

An offer form is not a contract of sale document. An offer may be withdrawn at anytime before signing the contract of sale. Contracts of sale are also subject to a 2 day cooling off period (exercisable by the purchaser) under section 5 of the Land and business (Sale & Conveyancing) Act 1994.

Thank you

Thank you for viewing the property at 31 Melvin Terrace, Via Pinery Balaklava. If you feel this home is right for you and you would like to make an offer or if you have any questions regarding the buying process please don't hesitate to contact me.

If this property is not quite what you're looking for go to the **Buyer Registration** tab and complete the details - that way we can tailor our property search to your exact needs and alert you as soon as suitable properties become available, if not already.

Again, thank you for viewing this property.

Kind regards,

Robert Stell
Director / Sales Consultant
08 8523 4111
robert@firstnationalgawler.com.au

Buyers Registration

Would you like to know about our newest listings before everyone else?

Great! We want you to be first to know too.

Give us your wish list and we'll make sure that you receive VIP alerts the moment we begin marketing. If your search criteria changes, just update our system whenever you like.

Putting you in control is just another way that 'We put you first'.

Let us know what you're looking for by completing the form below and we'll be sure to let you know the instant we list a property matching your criteria.

- All
- Acreage/ Lifestyle
- House
- Unit
- Duplex/ Semi-Detached
- Townhouse
- Vacant Land
- All
- Post Codes 5118 & 5116
- Post Codes 5114 & 5115

